## IN THE UNITED STATES BANKRUPTCY COURT FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN DE-

IN RE:

CASE NO. 5-18-04165-PMM

WILLIAM R. FLETCHER AKA WILLIAM FLETCHER,

**CHAPTER 7** 

:

DEBTOR.

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#### REPORT OF PRIVATE SALE OF REAL PROPERTY

1. DATE OF SALE: <u>June 15, 2021</u>

2. TRUSTEE: Mark J. Conway

- 3. PURCHASER: My Green Acres, Inc., 153 Broadway, Lynbrook, NY 11563.
- 4. BRIEF DESCRIPTION OF ASSET/PROPERTY ADDRESS: Real Property 180 and 219 GAF Lake Road, Windsor, Broome County, New York.
- 5. CONTRACT SALES PRICE: \$168,394.00 (See attached HUD-1 Page 1, Lines 101 and 401)
- 6. GROSS SALES PRICE: \$169,775.05 (See attached HUD-1 Page 1, Line 420)
- 7. NET TO SELLER: \$61,167.69 (See attached HUD-1 Page 1, Line 603)
- 8. OTHER COSTS: \$108,607.36 (See attached HUD-1 Page 1, Lines 520, 602)
- 9. NET AMOUNT REALIZED BY THE ESTATE: \$61,167.69.

LAW OFFICES OF MARK J. CONWAY, P.C.

DATE: June 16, 2021 /s/ Mark J. Conway

MARK J. CONWAY, ESQ. 502 South Blakely Street Dunmore, PA 18512 (570) 343-5350

# IN THE UNITED STATES BANKRUPTCY COURT FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

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CASE NO. 5-18-04165-PMM

WILLIAM R. FLETCHER :

AKA WILLIAM FLETCHER, : CHAPTER 7

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DEBTOR. :

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### **CERTIFICATE OF SERVICE**

I, Constance Norvilas, Paralegal, hereby certify that on this 16<sup>th</sup> day of June, 2021, I electronically filed the foregoing with the Clerk of the Bankruptcy Court using the CM/ECF system which sent notification of such filing to the following Filing Users at the following e-mail addressed:

U.S. Trustee
Middle District of PA
228 W. Market Street
Room 1190
Harrisburg, PA 17101
ustpregion03.ha.ecf@usdoj.gov

LAW OFFICES OF MARK J. CONWAY, P.C.

Desc

/s/ Constance Norvilas Constance Norvilas, Paralegal 502 S. Blakely St. Dunmore, PA 18512 (570) 343-5350

disclosures are manadalory.

Desc

This agency may not collect this information, and you are not required to

The information requested does not lend itself to confidentiality

complete this form, unless it displays a currently valid OMB control number.

distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These

Section 4(a) of RESPA mandates that HUD develop and prescribe this

standard form to be used at the time of toan settlement to provide full

#### L. SETTLEMENT CHARGES

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203. State tax/stamps: Deed \$ Mortgage \$ 90.00  204. E & A Form (Buver) / TP-584 (Seller) to Broome County Clerk 125.00 1  205. Survey to 109. Post inspection to 109. Back Taxes 180 GAF to BC Director of OMB 104. Back Taxes 219 GAF to BC Director of OMB 106. 2021 Town of Windsor Tax Bill (with school relevy) to BC Director of CM 1.98 106. TOTAL SETTLEMENT CHARGES (enter on lines 103. Section J and 502. Section K) 2, 400.00 108.60   3RTIFICATION: I have carefully reviewed the IIUD-I Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all received a copy of the IIUD-I Settlement. Statement. Statement Statement Statement. Her Mark Conway, Chapter 7 Trustee Borrower My Green Acres, Inc.	201. Recording lees: Deed \$ 90.00 Madage \$		
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300. ADDITIONAL SETTLEMENT CHARGES 301. Survey to 302. Pest inspection to 303. Back Taxes 180 GAF to BC Director of OMB 304. Back Taxes 219 GAF to BC Director of OMB 305. 2021 Town of Windsor Tax Bill (with school relevy) to BC Director of CM 306. 2021 Town of Windsor Tax Bill (with school relevy) to BC Director of CM 307. Section J and S07. Section J and S07. Section K) 308. ERTIFICATION: I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all received a copy of the HUD-1 Settlement Statement.  309. ADDITIONAL SETTLEMENT CHARGES 309. BC Director of CM 309. BC Director of		125 00	842.50
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103. Back Taxes 180 GAF to BC Director of OMB 104. Back Taxes 219 GAF to BC Director of OMB 105. 2021 Town of Windsor Tax Bill (with school relevy) to BC Director of CM 106. 2021 Town of Windsor Tax Bill (with school relevy) to BC Director of CM 106. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K) 107. SRTIFICATION: I have carefully reviewed the HUD-I Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all received a copy of the HUD-I Settlement Statement.  108. Wark Conway, Chapter 7 Trystee 109. Borrower 109. Borrower 109. Borrower 109. Green Acres, Inc.	302. Pest inspection to		
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1.736.  1.736.	DE AUEL LOWI OF WINGGOT TOV DITT INTELLED IN		45,839.36
ERTIFICATION: I have carefully reviewed the HUD-I Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all received a copy of the HUD-I Settlement Statement.  Iller Mark Conway, Chapter 7 Trustee Borrower My Green Acres, Inc.	(0) TOTAL SETTLEMENT CHARGES (with school relevy) to BC Director of CM		1,981.71 5,601.03
ller Mark Conway, Chapter 7 Trustee Borrower My Green Acres, Inc.	ERTIFICATION: I have carefully carrieved the LUID 1.8. Section 3 and 502, Section R)	2.400.00	108,607.36
ller Mark Conway, Chapter 7 Trustee Borrower My Green Acres, Inc.	sbursements made on my account or by me in this transaction. I further certify that I received the best of my knowledge and belief, it is a t	rue and accurate stateme	ent of all receipts and
Borrower My Green Acres, Inc.	Transfer certary that a received a copy of the HUD-1 Settlement S	latement.	
Her Borrower My Green Acres, Inc.	The Market Comment of the Market of the Mark	TIX BUUTO	
fler	Mark Conway, Chapter 7 Trystee Borrower My Green Acr		
	- January May	7	
e HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds disbursed or to be disbursed by the undersigned as part of the settlement.		/	
s transaction.	e HUD-1 Settlement Statement which I have prepared is a true and accurate account of the finds distanced		600
All MAD	s transaction.	the undersigned as part	of the settlement of
CC5MC	X5MV		
RNING: No. 1 Company Leasure, Gow, Munk & Rizzuto Date			

Scattlement Agent Leasure, Gow, Munk & Rizzuto Date
WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

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